

**TOWN OF BASS LAKE  
SAWYER COUNTY  
PLANNING COMMITTEE & BOARD OF SUPERVISORS  
Thursday, June 1, 2006**

**MINUTES**

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Dave Aubart, Helen Chevrier, Frank Cowan, Russ Iverson, and Phil Nies. Mark Olson sat in for the absent Jeff Schultz. A motion was made by Chevrier, seconded by Cowan, to approve the agenda. Motion carried. Correspondence –will be covered in Zoning. The minutes of the previous meeting were read. Iverson motioned to approve the minutes with the correction for the pavilion start date of mid July, seconded by Cowan. Motion carried.

**ZONING:**

Butchart – The Town approved a setback of 60 feet from the OHWM to Grindstone Lake and an 11 foot setback to the rear lot line. Sawyer County Zoning Board of Appeals denied the application. Nies reported on the Finding of Fact.

Correspondence - Sawyer County Zoning Administration sent out a letter to all the Town Boards regarding Zoning Committee and the Town Board's decision for zoning matters. This will only be for Zoning Committee Finding of Fact.

The posting of the agenda will now be available on email, but last minute changes will not be listed.

1. Variance – The Chicago Club Partnership has requested a variance for the construction of 62 x 78 foot 2 story dwelling located 45 feet from the OHWM of Lac Courte Oreilles. County Ordinance requires a setback of 75 feet from the OHWM. The parcel is zoned RR1 and consists of 1.28 Acres. One letter was returned with no objection. A letter was received from the Lac Courte Oreilles Lake Association supporting the 75 foot setback from the OHWM. S. Sletner, agent, discussed the plans for the site. He is the possible purchaser of the property. B. Lillyblad spoke of his concerns about the wet lands and the easement across the parcel. Nies went over the variance requirements. Discussion followed. Issues were brought up about conformity and the OHWM on Town lakes. Motion made by Chevrier, seconded by Iverson, to recommend denial. Motion carried. Finding of Facts: A literal enforcement of the term of the zoning ordinance would not result in unnecessary hardship because: it would be for the convenience of the owner and it would be a self-created hardship.

2. Conditional Use –J. and E. Packee have applied for a conditional use permit to exceed the Impervious Surface Limitation. The parcel is zoned RR1 and is approximately 100 x120 feet. The permit would allow for construction of a 24 x 30 foot garage 46 feet from the centerline of Lac Courte Oreilles Lake Drive creating an impervious surface of approximately 21%. Mr. Packee has prepared a site plan detailing all his measures to control any water problems. Discussion followed. Motion made by Cowan to recommend approval at no more than 22% impervious surfaces and implementation of the site plan, seconded by Aubart. Those in favor were Cowan, Aubart, and Olson. Those opposed were Chevrier and Iverson. Motion carried 3 to 2. Finding of fact: The change in zone district and/or conditional use would not be contrary to the public interest and would be in compliance with the spirit of the zoning ordinance

because: it would not be damaging to the rights of other or property values and it would not create an air quality, water supply or pollution problem.

3. Conditional Use Permit – Skille gravel pit. Permit is for renewal of a conditional use permit for operation of a gravel pit. Discussion followed. Concern was raised about the hours of operation as the extended hours were originally meant to be used for the Highway 27 road work. Motion made by Chevrier for approval with the stipulation for a decrease in extended hours to normal business hours, seconded by Olson. Motion carried. The change in zone district and /or conditional use would not be contrary to the public interest and would be in compliance with the spirit of the zoning ordinance because: it would not destroy prime agricultural lands and it would be compatible with the surrounding uses and the area. The owner must maintain compliance with the requirements of NR 135 Nonmetallic Mining Reclamation and Sawyer County Ordinance for Non-metallic Mining reclamation.

#### **Move to NEW BUSINESS:**

1. Northwoods Beach Road Setbacks. Sawyer County Zoning Committee has proposed changes in the ordinance for road setbacks in the Town of Bass Lake. Approval must be obtained from all towns in the county. Bass Lake may approve setbacks by ordinance and then permit applicants will not be required to obtain a variance for road setbacks.

#### **OLD BUSINESS:**

1. PARK COMMITTEE –

a) Grindstone Shallows – Park Chairman Iverson gave an update on the layout for the privy and the pavilion. Chevrier reported that the privy permit has been issued. Dale Olson, Sawyer County Water and Soil Conservationist, has completed the mitigation plan and will submit it to the Zoning Department. Discussion followed.

#### **Return to NEW BUSINESS:**

2. Zoning Ordinance 4.25 Subdivisions – Nies presented the latest language for section 4.25. This is being worked up by the Sawyer County Zoning Committee.

The next meeting is July 6<sup>th</sup> at 6:30 PM. Chevrier moved the meeting be adjourned, seconded by Aubart. Motion carried. Meeting adjourned at 8:25 PM.

Respectfully submitted, Helen Chevrier, Secretary.

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